- Ensure that there are no direct, indirect, or cumulative increases in air pollution in local communities
- Protect entities that have reduced their emissions through actions prior to this regulatory mandate
- Allow for coordination with other states and countries

The second and third bullets are relevant to cities. There is a sense that at some point – 5 years, 10 years from now – the State will impose some level of mandatory requirements on cities to reduce emissions at the local level. This could be through a mandatory sustainability element of general plans, adopted emission reduction actions plans, and/or green building ordinances. The third bullet is important because the cities that have their general plan elements, action plans, green building ordinances, or other emission reduction programs in place before regulations take effect are in better positions.

The City of Lafayette's General Plan, adopted in 2002, encourages growth and a new direction for the Downtown and Redevelopment Area, while preserving and enhancing the center of Lafayette as a place where residents, employees, and visitors can congregate, take part in civic activities, and enjoy the ambiance of small town life. To ensure a vibrant Downtown that is the community's commercial, civic, and cultural center, the City encourages a mix of uses, creating a pedestrian-oriented environment, improving the appearance and function of the commercial areas, promoting multi-family residential uses and mixed use development, and preserving historic sites and structures.

Plans for the Downtown area promote creation of distinct, convenient, attractive, and safe commercial areas that serve and complement the existing residential neighborhoods throughout the rest of the city. Lafayette strives to establish the Downtown Core as the center of commercial and cultural life, with a mix of retail, office, commercial, and residential uses to meet all needs of the community and visitors. The City envisions a revitalized West End Commercial Area with a mix of office and office-related service activities, including an emphasis on restaurants, business services, office support activities, and housing. Plans to improve the appearance and function of the East End Commercial Area involve consolidation and redevelopment of under-performing properties, and creation of new employment that will help restore the City's jobs and housing balance.

As Downtown Lafayette continues to evolve, new retail, residential and commercial projects are being introduced. Lafayette Mercantile, a 55,000 square foot mixed-use retail and office building at the corner of Mount Diablo Boulevard and Lafayette Circle, was completed in early 2008. The Veteran's Memorial Building, an award-winning 10,000 square foot flexible-use facility, opened its doors in 2005. In addition, Lafayette will continue to encourage the construction of higher density housing in its downtown consistent with the goals of the General Plan. Eden Housing, a premier nonprofit housing developer, has acquired a site in the Downtown with financial assistance from the Lafayette Redevelopment Agency. Eden plans to construct 46 affordable senior apartments. Other recently-approved applications include The Woodbury, a 65-unit condominium project, and Lafayette Park Terrace, an 18-unit condominium project.

Through the application of transit-oriented, mixed-use policies, Downtown Lafayette will address regional growth issues, creating a more sustainable jobs/housing balance, encouraging transit use, and improving livability. Downtown Lafayette will be vibrant, complete community that will

attract residents and visitors by its walkability, access to employment and educational opportunities, as well as the natural beauty and recreational opportunities within a half mile of the BART Station.

In order to fully realize its vision for Downtown, the City is undertaking the Downtown Strategy, a comprehensive vision and specific plan for housing and commerce that will guide the direction of development in the Priority Development Area for the next 20 years. The City was awarded a $150,000 Station Area Planning grant from the Metropolitan Transportation Commission and Association of Bay Area Governments to complete the environmental review of the draft Strategy document once it is completed.

In addition, in December 2007, the City was awarded a $75,000 climate protection planning grant from the Bay Area Air Quality District. The purpose of the grant is to incorporate climate protection modeling as part of the land use and circulation alternative analyses. The results of this modeling will be available later in the Strategy planning process.

As a companion effort to the Downtown Strategy, the Downtown also was recently designated a Priority Development Area by the Association of Bay Area Governments. Priority Development Areas (PDAs) are locally-identified, infill development opportunity areas within existing communities. They are generally areas of at least 100 acres where there is local commitment to developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit. To be eligible to become a PDA, an area had to be within an existing community, near existing or planned fixed transit or served by comparable bus service, and planned for more housing.

A central aspect of this Priority Development Area is to utilize and enhance existing transit infrastructure by improving local connections to the BART Station and County Connection bus routes. The Walkways Master Plan will provide Lafayette with a system of walkways for safe and efficient pedestrian movement throughout the city, and connect residential areas with the downtown, public transportation, schools, community amenities, parks, City and regional trail systems. The Bikeways Master Plan includes a citywide system of bike lanes, bike routes, bike paths, bicycle parking and other facilities to allow for safe, efficient, and convenient bicycle travel within Lafayette and connections to regional destinations.

Residents, employees, and visitors to the Downtown area can also take advantage of nearby open spaces. These include Briones Regional Park, which is an easy walk or bicycle ride from BART, and the Lafayette Reservoir, which offers paddleboats, playgrounds, miles of walking paths, and 550 acres of unspoiled natural oak woodland. The Trails Master Plan will enhance Lafayette's existing network of over sixteen miles of community trails and will develop and maintain new trail opportunities. Trails link Lafayette's neighborhoods and serve as feeders to regional trail networks and parks, such as the Lafayette-Moraga Trail, the Lafayette Reservoir, Briones Regional Park and Las Trampas Regional Park.

Providing educational opportunities for all residents remains a priority of the City, both to create and sustain long term demand for housing, and to serve as a point of pride in the community. The Lafayette Library and Learning Center, at the corner of Mount Diablo Boulevard and First Street, broke ground in March 2007. It is within easy walking distance of downtown residents, and provides a multitude of educational and cultural activities to the region.

SECTION II: HOUSING GOALS, POLICIES AND PROGRAMS

Goal H-1 **Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for all residents, with emphasis on maintaining the semi-rural character of the City.**

Policy H-1.1 Housing Rehabilitation: Pursue available funding for the preservation, rehabilitation and weatherization of viable older housing to preserve neighborhood character and retain a supply of housing units for all income categories.

Program H-1.1.1: Rehabilitation/Preservation Program: Support the Contra Costa County Housing Authority (CCCHA), which provides low interest loans for the rehabilitation of homes owned or occupied by low- to moderate-income households. The City will continue to assist in citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; c) continuing building code enforcement through the County's Building Division; and d) continuing to provide updated information through the City's website, Vistas (the City newsletter) and other relevant media.

Responsibility: Planning Division
Financing: City and County funds
Scheduling: Ongoing

Program H-1.1.2: Code Enforcement Program: Continue the code enforcement program to encourage the rehabilitation and/or elimination of physically obsolete and substandard housing.

Responsibility: Planning Division
Financing: City
Scheduling: Annually as an ongoing program

Policy H-1.2 Conversion of Residential Units: Discourage the conversion of older residential units to other uses.

Program H-1.2.1: Maintenance of Existing Residential Zoning: Retain existing residential zoning and revise the Zoning Ordinance to disallow commercial uses, other than residential businesses, in these zones. Continue to require architectural review of non-residential structures (e.g. schools, churches, fire houses, police stations, utility structures) in residential zones to ensure conformity with existing neighborhood character.

Responsibility: Planning Division
Financing: City Funds
Schedule: Ongoing

Program H-1.2.2: Conversion of Housing Units Downtown: Develop an inventory of residential units that have been converted to non-residential uses without the required permits and in violation of the Zoning Ordinance in the C, C-1, SRB, and RB zoning districts. Work with property owners to convert and reclaim these units back to their original residential use.

Responsibility: Planning Division, Code Enforcement
Financing: City
Scheduling: 2010 for the inventory, and annually as an ongoing program

Policy H-1.3 House Sharing: Support house-sharing programs for seniors.

Policy H-1.4 Condominium Conversions: Continue to limit conversion of existing rental housing units to market rate condominiums. Conversion to limited equity cooperatives and other innovative housing proposals that are affordable to low and moderate-income households are permitted.

Program H-1.4.1: Condominium Conversions: Consider amendments to the existing condominium conversion regulations (Chapter 32 of Title 6 of the Municipal Code). Amendments that would be considered include exemption of limited equity residential cooperatives that provide long-term affordability for the units; requirement of relocation assistance by the proponent when units are converted; and requirement of first right of refusal by occupants. Periodically review the provisions of the Condominium Conversion Ordinance to ensure that it adequately protects the existing rental housing stock. Conversions will require that 15% of the units be set aside for affordable housing.

Responsibility: Planning Division
Financing: City
Scheduling: Review in 2010; amendments as required

Policy H-1.5 Energy Conservation, Sustainability and Climate Change: Promote available energy conservation programs, and develop new programs to address sustainability and climate change issues.

Program H-1.5.1: Energy Conservation Program: Provide information on programs which provide assistance for energy conservation improvements for public distribution.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Program H-1.5.2: Green Building Program: Develop a green building program for residential, industrial and commercial uses.

Responsibility: Planning Division
Financing: City
Scheduling: 2011

Program H-1.5.3: Downtown Strategy: Complete the Downtown Strategy, which includes smart growth policies and projections for residential development.

Responsibility: Planning Division
Financing: City
Scheduling: 2009

Policy H-1.6 Expansion of Homes in Existing Neighborhoods: Review the Zoning Ordinance to ensure that it adequately requires the remodel or expansion of homes to be in keeping with the character of the surrounding neighborhood.

Program H-1-1: Review Existing Zoning Regulations that Protect Existing Smaller Units: Consider a "House Size Ordinance" to ensure that adequate protection exists to prevent the replacement of small affordable units with larger and more expensive units that are not in keeping with the character of the neighborhood.

Responsibility: Planning Division
Financing: City
Scheduling: 2009

Policy H-1.7 Capital Improvements. Ensure that existing neighborhoods' capital improvement needs are addressed.

Program H-1.7.1: Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.

Responsibility: Community Development Department
Financing: City
Scheduling: Annually as an ongoing program

Goal H-2 **Facilitate and encourage the development of diverse housing types and additional affordable housing units to accommodate a diversity of Lafayette citizens in terms of age and socio-economic background and to meet regional housing needs as quantified in this Chapter.**

Policy H-2.1 Mixed Use: Encourage the rehabilitation and development of residential uses in commercial areas where the viability of the commercial activities would not be adversely affected.

Program H-2.1.1: Housing Rehabilitation in Non-Residential Areas: Continue to permit housing rehabilitation in commercial zoning districts.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Program H-2.1.2: New Mixed-Use Developments: Support projects that include a mix of both residential and commercial development in the Downtown, as appropriate. For projects fronting downtown streets, consider requiring that housing be located on upper floors, allowing for commercial uses on the ground floor.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Policy H-2.2 Limited Equity Cooperatives and Sweat Equity Projects: Support limited equity residential cooperatives and other nonprofit enterprises such as sweat-equity projects designed to provide affordable housing, consistent with the City's zoning regulations.

Policy H-2.3 Large Scale Commercial and Office Projects: Consider impacts on housing demand in the environmental review process of large-scale commercial and office projects.

Program H-2.3.1: Housing Impacts of Employment-Generating Uses: Identify housing impacts and appropriate mitigation measures for employment-generating commercial, office and industrial developments. Consider the development of a Commercial Development Linkage Fee, the collected funds of which would be used to finance the development of additional affordable housing.

Responsibility: Planning Division
Financing: City
Scheduling: 2012

Policy H-2.4 Regional Housing Needs: Provide for additional housing by encouraging the construction of multifamily housing to meet the City's allocation of the regional housing need.

Program H-2.4.1: Multifamily Housing Development: Amend the Zoning Ordinance to allow the development of multifamily housing as of right in areas where such development requires a land use permit. Continue to require design review to ensure that developments are compatible with surrounding uses.

Responsibility: Planning Division
Financing: City
Scheduling: 2010

Policy H-2.5 Second Dwelling Units: Continue to support the construction of second dwelling units, pursuant to the City's Second Unit Ordinance.

Program H-2.5.1: Second Dwelling Unit Construction: Periodically review the existing Second Unit Ordinance and the number of such units that have been built in the past three years to determine what modifications of this section of the Zoning Ordinance may be required to increase the number of these units constructed. Continue to fast track processing for units meeting established standards.

Responsibility: Planning Division
Financing: City and Housing Developers
Scheduling: Ongoing

Policy H-2.6 Manufactured Housing: Allow placement of manufactured housing units on permanent foundations in existing developments.

Program H-2.6.1: Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning Ordinance accordingly. Require that these structures conform to the City's design review guidelines. Provide information and assistance to developers and private citizens interested in the use of manufactured housing components for residential expansion, conversion, or rehabilitation.

Responsibility: Planning Division
Financing: City
Scheduling: 2012

Policy H-2.7 Infill Housing: Encourage private housing development on existing infill sites in order to efficiently utilize existing infrastructure.

Program H-2.7.1: Infill Sites: Develop and maintain an inventory of vacant and/or underdeveloped residential land, distinguishing between land within the City limits and land within the City's Sphere of Influence.

Responsibility: Planning Division
Financing: City
Scheduling: 2010

Policy H-2.8 Redevelopment Agency: Consider the use of the Redevelopment Agency to implement housing programs, particularly those related to very-low to moderate-income housing.

Program H-2.8.1: Housing Rehabilitation: Utilize redevelopment funds to assist in the rehabilitation and conservation of existing multiple family units as well as the construction of new units. Work with owners to ensure some units remain at below market rents.

Responsibility: Planning Division
Financing: City
Scheduling: Annually as an ongoing program

Goal H-3 **Expand affordable housing opportunities for persons with special housing needs such as the elderly, developmentally disabled, households with very low to moderate incomes, and first time home buyers.**

Policy H-3.1 Available Funding Sources: Utilize County, State and federal programs and funding sources that provide housing opportunities for lower-income households.

Program H-3.1.2: Housing Fund: Create a Housing Fund with contributions of funds collected from private and public sources to implement and/or supplement the City's housing programs. Consider funding programs specifically designed to make housing available to moderate-income Lafayette residents. Use of the Housing Fund will be governed by guidelines as set out in the Municipal Code. There are several possible sources and uses of this fund. Loans, grants, developer fees and other funding sources could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness.

Responsibility: Planning and Finance, City Manager
Financing: City and other sources listed above
Scheduling: 2011

Program H-3.1.3: Tax-Exempt Financing: Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development.

Responsibility: Planning Division
Financing: City and housing developers utilizing tax-exempt revenue bonds.
Scheduling: Ongoing

Program H-3.1.4: Available Funding: Support efforts to obtain available State and federal assistance to develop affordable housing for seniors, large households, households with children and those with special needs.

Responsibility: Planning Division
Financing: State and federal sources
Scheduling: Ongoing

Program H-3.1.5: Establish an Inclusionary Housing Ordinance: Complete an Inclusionary Housing Ordinance to require developers of residential developments to provide up to 10% of their units at rents or purchase prices affordable to very-low to moderate income households. This ordinance is in addition to the 15% inclusionary requirement already in place, by State law, in the Redevelopment Area. The ordinance will include the implementation of an in-lieu fee for certain housing developments. The funds collected will be used to facilitate the development of additional affordable housing units. The basic components will include the following:

Development Size Threshold	
Within the RDA	**Outside the RDA**
☐ > 7 units (required to produce on or offsite) 3-6 units (in-lieu fee allowed for partial unit)	☐ ≥ 10 units (required to produce on or offsite) 3-9 units (in-lieu fee allowed for partial unit)
Inclusionary Percentage Requirement	
Within the RDA	**Outside the RDA**
☐ 15% (RDA law)	☐ 10%
Affordability Restrictions	
Within the RDA	**Outside the RDA**
All Housing: ☐ 15% affordable to very low-, low- or moderate-income households, of which 40% (or 6% of the total units) must be affordable to VLI households (with RDA law)	**Multi-Family Rental**: ☐ low income, only. **Multi-Family For Sale**: ☐ Moderate, only. **Single-Family For Sale**: ☐ moderate income, only
Terms of Affordability	
Within the RDA	**Outside the RDA**
☐ Consistent with RDA Law Multi-Family Rental: 55 years Multi-Family For Sale: 45 years	☐ 45 years for for-sale units. ☐ 55 years for rental units
In-Lieu Fees and Timing of Payment	
In-lieu Fees have been calculated as follows (specific figure to be established in the ordinance): **Condos**: $15 to $20 per square foot **Single Family Detached**: $30 to $40 per square foot **Apartments**: $10 to $15 per square foot. For single family detached projects and for larger multifamily projects, the City will require customized in-lieu analyses at the City's discretion.	
Within the RDA	**Outside the RDA**
☐ RDA Law: Multi-Family Rental: 55 years Multi-Family For Sale: 45 years	☐ 45 years for for-sale units. ☐ 55 years for rental units

Responsibility: Planning Division
Financing: Residential developers
Scheduling: 2010

Policy H-3.2 Senior Housing: Provide opportunities for senior housing.

Program H-3.2.1: Senior Housing Overlay: Consider creating a Senior Housing Overlay Zoning District. Include criteria that protect neighborhood character and assure good design, as well as flexible parking, setback and other requirements, where applicable.

Responsibility: Planning Division
Financing: City
Scheduling: 2010

Policy H-3.3 Housing for the Disabled: Continue to facilitate housing for disabled persons.

Policy H-3.4 Density Bonus: Provide a density bonus to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element.

Program H-3.4.1: Density Bonus Regulations: Consistent with State Density Bonus Law, support developments that provide affordable housing and/or senior housing utilizing density bonuses, when affordability is provided above and beyond what is already required in the redevelopment area. Provide concessions and waivers as required by law.

Responsibility: Planning Division
Financing: City and developers
Scheduling: Ongoing

Policy H-3.5 Large Families: Recognize the need for providing multifamily housing for large families. Encourage developers of housing to include larger units (2+ bedrooms) in their proposed projects for families.

Program H-3.5.1: Consider requiring that developers include three-bedroom units in proposed multifamily developments. As part of this analysis determine what percentage of the total units should be three bedroom units, and what size of development should trigger this requirement.

Responsibility: Planning Division
Financing: City
Scheduling: 2011

Policy H-3.6 Emergency and Transitional Housing: Allow emergency shelters within the City as a permitted use in the C-1 (General Commercial) Zoning District.

Program H-3.6.1: Emergency Shelter: In conformance with the requirements of SB 2, revise the Zoning Ordinance to permit an emergency shelter as a permitted use in the General Commercial Zoning District 1 (Zoning Map symbol C-1), Require that the Uniform Housing Code (UHC) Space and Occupancy Standards be applied to shelters pursuant to Health and Safety Code §50807. Design Review approval shall also be required prior to issuance of a building permit. Any shelter shall be limited in size to 10 or fewer beds, consistent with the unmet needs shown in the bi-annual homeless count conducted by the County. In addition, any shelter developer must submit a management plan for the facility's operation.

Responsibility: Planning Division
Financing: City
Scheduling: 2010

This use would be allowed by right and without a use permit in the C-1 Zoning District. Design review would apply to issues such as lighting, fencing, and building design where new construction is involved. Flexible parking requirements would apply to such facilities, which would allow reduced parking requirements to be applied on the basis that many of the residents of such a facility would not have a vehicle.

Policy H-3.7 Inter-Agency Cooperation: Work with private, County, and State agencies to provide emergency housing for the homeless.

Program H-3.7.1: Ongoing Estimates of the Demand for Emergency Housing: Consult with the Contra Costa County Task Force on Homelessness to maintain ongoing estimates of the demand for emergency housing in Lafayette.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing every other year

Goal H-4 Promote housing opportunities for all persons regardless of race, age, gender, sexual orientation, marital status or national origin.

Policy H-4.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing in Lafayette.

Program H-4.1.1: Equal Housing Opportunity: Promote equal housing opportunity by supporting the investigation and disposition of housing discrimination complaints. Work with service providers to ensure that information is disseminated to the community as needed.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Program H-4.1.2: Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Policy H-4.2 Landlord-Tenant Disputes: Continue to refer landlord-tenant disputes to housing counseling organizations such as the Housing Alliance.

Goal H-5 Adopt and implement a Housing Chapter that is in compliance with State Law.

Policy H-5.1 City Leadership: Provide active leadership in implementing the policies and programs contained in the Housing Chapter.

Program H-5.1.1: Fast-Track Processing: Provide fast track processing for projects with affordable housing. Fast track processing means giving projects with affordable housing units a priority over other non-public health and safety related projects in the processing and review by City staff. It does not mean eliminating any of the City's regular public notice and hearings or other project review procedures.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Program H-5.1.2: CEQA Process: Follow CEQA procedures to expedite permit processing for all development, including a) encouraging preliminary project review by staff and b) considering the use of mitigated negative declarations, focused EIR's and other procedures where appropriate.

Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

Program H-5.1.3: Review and Revise the Zoning Ordinance. Review the Zoning Ordinance and consider revisions to the following governmental constraints on the development of housing:

a) Consider the strict regulation of the conversion of existing multiple family residential units in the C, C-1, SRB, and RB Zoning Districts.

b) For developments seeking a reduction in the parking requirements, require developers to demonstrate reduced parking needs because of proximity to transit.

c) Include definitions for the following. Ensure that zoning districts where these uses are allowed clearly identify such uses.

- group homes
- emergency shelters
- residential care facilities
- senior housing
- foster care home
- family care home

d) Ensure that the definition of "family" is consistent with State and federal law.

Responsibility: Planning Division
Financing: City
Scheduling: 2011

Policy H-5.2 Public Participation: Encourage and support public participation in the formulation and review of the City's housing and development policies.

Policy H-5.3 Annual Review of Housing Chapter Implementation: Provide for annual review by the Planning Commission and City Council of progress in implementing the Housing Chapter.

Program H-5.3.1: Annual Report: Prepare an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs.

Responsibility: Planning Division
Financing: City
Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)

Program H-5.3.2: Demographic Information: Update demographic information as the complete results of the 2000 Census, and other data, become available.
Responsibility: Planning Division
Financing: City
Scheduling: Ongoing

APPENDIX A: REVIEW OF PREVIOUS HOUSING ELEMENT

Goal H-1 **Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for all residents, with emphasis on maintaining the semi-rural character of the City.**

Policy H-1.1 Housing Rehabilitation: Pursue available funding for the preservation and rehabilitation of viable older housing to preserve neighborhood character and retain a supply of housing units for all income categories.

Program H-1.1.1: Rehabilitation/Preservation Program: In cooperation with the Contra Costa County Housing Authority (CCCHA), participate in the Neighborhood Preservation Program which provides low interest loans for the rehabilitation of homes owned or occupied by low- to moderate-income households. The City will improve citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement through the County's Building Division. Use funding sources such as the Deferred Payment Rehabilitation Loan Program (DPRLP) to implement this program. Responsibility: Planning Division Financing: City and State funds Scheduling: December 2003	Progress: Completed. Pamphlets were prepared in 2003 and made available at City offices, community center, and the library. Pamphlets were also mailed to all homeowners associations and posted on the City's web page. The pamphlets are updated annually. Effectiveness: Low. The City has received only one or two inquiries about assistance for rehabilitating homes. Appropriateness: Continue with the program. Given the downturn in the economy, more residents may wish to take advantage of these programs.
Program H-1.1.2: Code Enforcement Program: Develop a code enforcement program to encourage the rehabilitation and/or elimination of physically obsolete and substandard housing. Responsibility: Planning Division Financing: City Scheduling: Annually as an ongoing program	Progress: Completed. The City hired a full time Code Enforcement Officer in 2006. The Lafayette Municipal Code was also amended in 2006 to provide new regulations for a code enforcement and property maintenance program. Effectiveness: High. The Code Enforcement Officer closed approximately thirty cases each year during the reporting period. Appropriateness: Continue with the program.

Policy H-1.2 Conversion of Residential Units: Discourage the conversion of older residential units to other uses.

Program H-1.2.1: Maintenance of Existing Residential Zoning: Retain existing residential zoning and revise the Zoning Ordinance to disallow commercial uses, other than residential businesses, in these zones. Continue to require architectural review of non-residential structures (e.g. schools, churches, fire houses, police stations, utility structures) in residential zones to ensure conformity with existing neighborhood character. Responsibility: Planning Division Financing: City Funds Schedule: Ongoing	Progress: Ongoing review through design review process of non-residential structures in residential zones to ensure conformity with existing neighborhood character. Effectiveness: High. The city processed eight design review applications during the reporting period for non residential structures such as schools and religious institutions. Appropriateness: Continue with the program.
Program H-1.2.2: Conversion of Housing Units Downtown: Develop an inventory of residential units which have been converted to non-residential uses without the required permits and in violation of the Zoning Ordinance in the C, C-1, SRB, and RB zoning districts. Work with property owners to convert and reclaim these units back to their original residential use. Responsibility: Planning Division Financing: City Scheduling: Annually as an ongoing program	Progress: Not yet completed. In 2006, the new owner of a building with forty apartments that had been converted over the years to businesses contacted the City about upgrading the façades. The City informed him that no applications would be processed until the apartment use was reinstated. Effectiveness: Moderate. Appropriateness: Continue with the program.

Policy H-1.3 House Sharing: Encourage and facilitate house-sharing programs for seniors.

Program H-1.3.1: Shared Housing Programs for Seniors: Contact the Shared Housing Association in Contra Costa County to determine whether the Association would be interested in implementing such a program in Lafayette. Responsibility: Planning Division Financing: City to apply for available funding; Non-profit organization to implement the program. Scheduling: September 2003	Progress: The Association was contacted in 2004 and there was no interest. Effectiveness: Low Appropriateness: Discontinue the program.

Policy H-1.4 Condominium Conversions: Continue to limit conversion of existing rental housing units to market rate condominiums. Conversion to limited equity cooperatives and other innovative housing proposals that are affordable to low and moderate-income households are permitted.

Program H-1.4.1: Condominium Conversions: Consider amendments to the existing condominium conversion regulations (Chapter 32 of Title 6 of the Municipal Code). Amendments that would be considered include exemption of limited equity residential cooperatives that provide long-term affordability for the units; requirement of relocation assistance by the proponent when units are converted; and requirement of first right of refusal by occupants. Periodically review the provisions of the Condominium Conversion Ordinance to ensure that it adequately protects the existing rental housing stock. Responsibility: Planning Division Financing: City Scheduling: Periodic review, amendments as required	Progress: Not completed. Only two units were proposed and approved for conversion during the reporting period. Effectiveness: Low. Appropriateness: Continue the program but modify the requirements for condominium conversions to include an affordable housing set aside.

Policy H-1.5 Energy Conservation Improvements: Promote available energy conservation programs, which provide assistance for energy conservation improvements.

Program H-1.5.1: Energy Conservation Program: Provide information on programs which provide assistance for energy conservation improvements for public distribution. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: Completed. Materials available at City offices, community center, and the library. Pamphlets mailed to all homeowners associations and posted on the City's web page. The City also an Environmental Strategy in November 2006. See list of proposed tasks (attached) Effectiveness: High. Appropriateness: Continue with the program.

Policy H-1.6 Expansion of Homes in Existing Neighborhoods: Review the Zoning Ordinance to ensure that it adequately requires the remodel or expansion of homes to be in keeping with the character of the surrounding neighborhood.

Program H-1.6.1: Review existing zoning regulations that protect existing smaller units: Review and revise the Zoning Ordinance, as necessary, to ensure that adequate protection exists to prevent the replacement of small, affordable units with larger and more expensive units that are not in keeping with the character of the neighborhood. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Ongoing. The City's design review guidelines ensure compatibility of new homes in established neighborhoods. The City has also drafted a house size ordinance that requires new homes and remodels in established neighborhoods to be compatible in size and scale with the surrounding homes. Effectiveness: High. Appropriateness: Continue with the program.
Program H-1.6.2: Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future. Responsibility: Community Development Department Financing: City Scheduling: Annually as an ongoing program	Progress: Ongoing. The Planning Commission and the City Council review the CIP annually. Effectiveness: High. Appropriateness: Continue with the program.

Goal H-2 **Facilitate and encourage the development of diverse housing types and additional affordable housing units to accommodate a diversity of Lafayette citizens in terms of age and socio-economic background and to meet regional housing needs as quantified in this Chapter.**

Policy H-2.1 Mixed Use: Encourage the development of residential uses in commercial areas where the viability of the commercial activities would not be adversely affected.

Program H-2.1.1: Housing Rehabilitation in Non-Residential Areas: Continue to permit new housing units and housing rehabilitation in commercial zoning districts subject to approval of a land use permit as specified in the Zoning Ordinance. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Ongoing. During the reporting period, building permits were issued for eighty six apartment units in the commercial zoning districts. Approval has also been granted for one hundred and one additional units in the Downtown. Effectiveness: High. Appropriateness: Continue with the program.

Policy H-2.2 Limited Equity Cooperatives and Sweat Equity Projects: Encourage limited equity residential cooperatives and other non-profit enterprises such as sweat-equity projects designed to provide affordable housing, consistent with the City's zoning regulations.

Program H-2.2.1: Limited Equity Cooperatives: Seek sponsors to utilize State funds to develop a limited equity cooperative (LEC). Specific City actions to achieve this objective include assessing the viability and process of establishing an LEC; making such information available at the Planning Division; seeking cooperation and support for this program with the Contra Costa County Housing Authority and non-profit housing organizations in the Bay area such as Bridge and Eden Housing; and identifying potential sites for a LEC. Responsibility: Planning Division and CCCHA Financing: City Scheduling: December 2004	Progress: No progress. The City has been unable to find sponsors for this particular type of project (LEC). Effectiveness: Low. Appropriateness: Discontinue the program.

Policy H-2.3 Large Scale Commercial and Office Projects: Consider impacts on housing demand in the environmental review process of large-scale commercial and office projects.

Program H-2.3.1: Housing Impacts of Employment-Generating Uses: Identify housing impacts and appropriate mitigation measures for employment-generating commercial, office and industrial developments. Require developers to either build housing units and/or contribute to the Housing Fund pursuant to a Housing Impact Fee. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: No progress. Given its size, the City has not processed any large scale commercial or office projects. Effectiveness: Low. Appropriateness: Discontinue the program.

Policy H-2.4 Regional Housing Needs: Provide for additional housing by encouraging the construction of multi-family housing to meet the City's regional housing needs.

Program H-2.4.1: Multi-family Units in the Downtown Area: Review and revise the C, C-1, RB and SRB zoning districts to facilitate the construction of multi-family residential uses. The maximum permissible residential density, inclusive of density bonus provisions, shall be 35 dwelling units per acre. Densities above 24 dwelling units per acre shall be permitted only with the provision of a density bonus pursuant to H-3.4.1 and/or H-3.4.2. Include measures to provide protection from excessive noise, dust, odor and other quality of life criteria. Review and consider revisions to height limits and parking standards to account for day/night uses and combined parking facilities. Allow ground floor residential uses when not located on the Mt. Diablo Boulevard frontage. Consider the height, bulk and design of a development when determining its impacts on the surrounding area. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Ongoing. During the reporting period, the City approved two mixed use projects that commercial uses on the ground floor and housing above. Effectiveness: Medium. Appropriateness: The draft housing element contains a program that calls for housing to be a permitted use in the Downtown.

Policy H-2.5 Second Dwelling Units: Continue to facilitate the construction of second dwelling units, pursuant to the City's Second Unit Ordinance.

Program H-2.5.1: Second Dwelling Unit Construction: Review the existing Second Unit Ordinance and the number of such units that have been built in the past three years to determine what modifications of this section of the Zoning Ordinance may be required to increase the number of these units constructed. Review the Second Unit Ordinance for compliance with amendments to Government Code §65852.1 and §65852.2. Consider fast track processing for units meeting established standards. Responsibility: Planning Division Financing: City and Housing Developers Scheduling: June 2003	Progress: A revised ordinance adopted September 8, 2003 complies with the Government Code. The application fee for processing second dwelling units is subsidized by the City. During the reporting period, the City approved on the average of 3 to 4 second units a year. Effectiveness: High. Appropriateness: Continue with the program.

Policy H-2.6 Manufactured Housing: Allow placement of manufactured housing units on permanent foundations in existing developments.

Program H-2.6.1: Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning Ordinance accordingly. Require that these structures conform to the City's design review guidelines. Provide information and assistance to developers and private citizens interested in the use of manufactured housing components for residential expansion, conversion, or rehabilitation. Responsibility: Planning Division Financing: City Scheduling: December 2004	Progress: No progress. Effectiveness: Low. The City issued a permit to build one manufactured housing unit during the reporting period. Appropriateness: Continue with the program. Given the downturn in the economy, more residents may wish to build modular or manufactured housing units.

Policy H-2.7 Infill Housing: Encourage private housing development on existing infill sites in order to efficiently utilize existing infrastructure.

Program H-2.7.1: Infill Sites: Develop and maintain an inventory of vacant and/or underdeveloped residential land, distinguishing between land within the City limits and land within the City's Sphere of Influence. Provide copies of the inventory for public distribution. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Inventory prepared in 2004. Effectiveness: Low Appropriateness: Since this is useful data, continue with the program.

Policy H-2.8 Redevelopment Agency: Consider the use of the Redevelopment Agency to implement housing programs, particularly those related to very-low to moderate-income housing.

Program H-2.8.1: Housing Rehabilitation: Utilize redevelopment funds to assist in the rehabilitation and conservation of existing multiple family units. Work with owners to ensure some units remain at below market rents. Responsibility: Planning Division Financing: City Scheduling: Annually as an ongoing program	Progress: In 2006, the Redevelopment Agency (RDA) worked with the owners of an existing apartment building to determine if RDA funds could be used to upgrade the property while ensuring the long term affordability of some of the units. The property owner sold the building before the RDA could complete its efforts. In 2007, the RDA was asked to contribute funds towards the purchase of another apartment complex. The potential buyers of the property did not provide the RDA with the information regarding their ability to perform and therefore the RDA declined to get involved in the acquisition. Effectiveness: Moderate. Appropriateness: Continue with the program. The City has a significant number of older apartment buildings in need of rehabilitation.

Goal H-3 **Expand affordable housing opportunities for persons with special housing needs such as the elderly, developmentally disabled, households with very low to moderate incomes, and first time home buyers.**

Policy H-3.1 Available Funding Sources: Utilize County, State and federal programs and funding sources that provide housing opportunities for very low to moderate-income households.

Program H-3.1.1: Affordable Senior Housing: Identify an area or parcel(s) of land suitable for senior housing funded by a HUD 202 or similar program. Work with developers to facilitate obtaining funding and construction of senior housing on this site, including the use of $1,000,000 from the Redevelopment Agency's Low and Moderate Income Fund. Responsibility: Planning Division Financing: City Scheduling: September 2003	Progress: Completed. City entered into a partnership with Eden Housing Inc. in 2006 to build an all affordable senior housing project. Eden has acquired a site in the Downtown for a 46-unit independent living, affordable senior housing project. The Lafayette Redevelopment Agency has committed $2.2M towards this project and an additional $800,000 will be provided by the City from housing in-lieu fees for a total commitment of $3M. The project was approved by the City in late 2008. Effectiveness: High. Appropriateness: Project is approved. Construction expected to begin in 2009/10.
Program H-3.1.2: Housing Fund: Create a Housing Fund with contributions of funds collected from private and public sources to implement and/or supplement the City's housing programs. Consider funding programs specifically designed to make housing available to moderate-income Lafayette residents. Use of the Housing Fund will be governed by guidelines as set out in the Municipal Code. There are several possible sources and uses of this fund. Loans, grants, developer fees and other funding sources could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness. Responsibility: Planning and Finance, City Manager Financing: City and other sources listed above Scheduling: June 2004	Progress: Partially completed. The Redevelopment Agency has a fund dedicated to the provision of affordable housing. Effectiveness: Moderate. Appropriateness: Continue with the program.
Program H-3.1.3: Tax-Exempt Financing: Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development. Responsibility: Planning Division Financing: City and housing developers utilizing tax-exempt revenue bonds. Scheduling: Ongoing	Progress: Ongoing. Effectiveness: Low for the reporting period. Appropriateness: Continue to encourage developers to

	use all types of financing to build affordable housing project.

Program H-3.1.4: Available Funding: Support efforts to obtain available State and federal assistance to develop affordable housing both for seniors, large households and households with children. Support efforts to apply for the HCD's HOME Program and CFHA Rental Assistance Program. Although federal assistance for new construction is unavailable at the present time, the City may take advantage of any funds that may become available in the future. Encourage additional affordable units through, for example, developer agreements, revenue bonds, and the Senior Citizens Shared Housing program. Responsibility: Planning Division Financing: CFHA Rental Assistance Program and other State and federal sources Scheduling: September 2003	Progress: In 2006, Eden Housing, Inc. was selected by the City of Lafayette to build an affordable senior housing project in Downtown Lafayette. Eden applied for and received $3M in CDBG and HOME funds from Contra Costa County. Effectiveness: High. Appropriateness: Continue with the program.
Program H-3.1.5: Housing Impact Fee: Consider the adoption of a housing impact fee to be imposed on all new development. Exempt from the Housing Impact Fee developments providing affordable housing. Funds collected shall be used to facilitate the development of affordable housing. Responsibility: City Council and Planning Division Financing: New Development Scheduling: June 2004	Progress: No progress. Effectiveness: Low. The City is currently drafting and inclusionary housing ordinance that has an in lieu fee component. Appropriateness: Discontinue the program and merge with the inclusionary housing program.

Policy H-3.2 Senior Housing: Provide opportunities for senior housing.

Program H-3.2.1: Senior Housing Planned Development: Consider creating a Planned Unit Zoning District for senior housing. Include criteria that protect neighborhood character and assure good design, and which may include flexible parking and setback requirements, and density bonuses, where applicable. Responsibility: Planning Division Financing: City Scheduling: September 2003	Progress: See reference to Eden Housing. While a planned district was not created for the Eden project, the City did approve flexible parking and setback requirements and density bonuses. Effectiveness: Low. Appropriateness: Discontinue the program.

Policy H-3.3 Housing for the Disabled: Continue to facilitate housing for disabled persons.

Program H-3.3.1: Accessible Units for the Physically Disabled: Revise the Zoning Ordinance to require at least 5 percent of new multi-family residential projects to be built for disabled persons consistent with federal and State laws and 20 percent of all ground floor units in apartments and condominiums to be handicapped accessible. Continue to make a good faith effort to facilitate the construction of the remaining eight special needs housing units, pursuant to the 1995 Redevelopment Settlement Agreement. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: Ongoing. Amendments to the zoning ordinance have not been made. Effectiveness: Low. Appropriateness: Continue with the program
Program H-3.3.2: Housing for Persons with Disabilities: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted on January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. Responsibility: Planning Division Financing: City/RDA Scheduling: Evaluation January 2003. If constraints are found, subsequent actions will be taken within six months of the evaluation.	Progress: Completed. A reasonable accommodations ordinance was adopted in March 2006. Effectiveness: High. Appropriateness: Continue enforcing the ordinance.

Policy H-3.4 Density Bonus: Provide a density bonus to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element.

Program H-3.4.1: Density Bonus Regulations: Revise the Zoning Ordinance to comply with the density bonus provisions of Government Code §65915-65918 requiring the granting of a density bonus of 25 percent and an additional financial incentive, or financially equivalent incentive(s), to a developer of housing agreeing to construct at least a) 20 percent of the units for low-income households; or b) 15 percent of the units for very-low income households; or c) 50 percent of the units for senior citizens. Responsibility: Planning Division Financing: City and developers Scheduling: December 2003	Progress: Completed. The City adopted density bonus guidelines in 2006. The Eden senior housing project was granted density bonuses consistent with State law. Effectiveness: High. Appropriateness: Continue to comply with State law.
Program H-3.4.2: Very-Low and Low Income Density Bonus: Amend the Zoning Ordinance to remove constraints to the construction of affordable housing. Amend the ordinance as follows: a) permit a density bonus for projects with more than 25 percent of the units affordable to very-low and low income households; b) the number of very-low and low income units would be specified in the Zoning Ordinance, taking into account such factors as: project size, the density bonus requested pursuant to this program, and reduction in city fees and/or other city requirements; and c) apply this program to commercial zoning districts. Responsibility: Planning Division Financing: City and developers Scheduling: December 2003	Progress: See program above. Effectiveness: Appropriateness:

Policy H-3.5 Resale and Rental Controls on Below Market Rate Units: Require resale and rental controls on Below Market Rate (BMR) units.

Policy H-3.6 Large Families: Recognize the need for providing multi-family housing for large families.

Policy H-3.7 Emergency and Transitional Housing: Allow emergency and transitional shelter within the City as a permitted use in the C-1 (General Commercial) Zoning District as shown on Map V-1 Emergency and Transitional Housing Sites.

Program H-3.7.1: Emergency and Transitional Housing: Revise the Zoning Ordinance to permit an emergency and transitional housing facility as a permitted use in the General Commercial Zoning District 1 (Zoning Map symbol C-1), which covers the area shown in Map V-1 in accordance with Government Code §65583. Require that the Uniform Housing Code (UHC) Space and Occupancy Standards be applied to shelters pursuant to Health and Safety Code §50807. Design Review approval shall also be required prior to issuance of a building permit. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Not completed. Effectiveness: Unknown. Appropriateness: Continue with the program.

Policy H-3.8 Inter-Agency Cooperation: Work with private, County, and State agencies to provide emergency housing for the homeless.

Program H-3.8.1: Ongoing Estimates of the Demand for Emergency Housing: Consult with the Lafayette Police Department and the Contra Costa County Task Force on Homelessness to maintain ongoing estimates of the demand for emergency housing in Lafayette. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Completed. The last count conducted in 2007 showed that there were 5 homeless people in Lafayette. Effectiveness: High. Appropriateness: Continue with the program.

Program H-3.9.1: First Time Home Buyers: Include in the density bonus provisions of the Zoning Ordinance incentives for the provision of housing units affordable to first time home buyers who need or qualify for affordable housing. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: No progress. Effectiveness: Unknown. Appropriateness: This program will be merged with the inclusionary housing program in the new element.

Goal H-4 **Promote housing opportunities for all persons regardless of race, age, gender, sexual orientation, marital status or national origin.**

Policy H-4.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing in Lafayette.

Program H-4.1.1: Equal Housing Opportunity: Facilitate equal housing opportunity by establishing a City procedure for investigating and appropriately handling housing discrimination complaints. Information regarding equal housing opportunity laws and the City's equal housing opportunities procedures shall be prepared and distributed to the public at City offices, the public library, and the community center. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: Completed. Pamphlets were prepared in 2003 and made available at City offices, community center, and the library. Effectiveness: Moderate. Appropriateness: Continue with the program.
Program H-4.1.2: Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Ongoing. Nondiscrimination clauses in rental agreements and deed restrictions are required for housing constructed with City assistance. Effectiveness: Moderate. Appropriateness: Continue with the program.

Policy H-4.2 Landlord-Tenant Disputes: Continue to refer landlord-tenant disputes to housing counseling organizations such as the Housing Alliance.

Goal H-5 **Adopt and implement a Housing Chapter that is in compliance with State Law.**

Policy H-5.1 City Leadership: Provide active leadership in implementing the policies and programs contained in the Housing Chapter.

Program H-5.1.1: Establish an Inclusionary Housing Ordinance: Establish an Inclusionary Housing Ordinance to require developers of residential developments of ten (10) or more units in retail, commercial and multi-family housing zoning districts to provide up to 10 percent of their units at rents or purchase prices affordable to very-low to moderate income households. The definition of income category shall be in accordance with the income guidelines adopted by the United States Department of Housing and Urban Development (HUD). In addition, consider using the following performance criteria for inclusionary units: the exterior appearance of inclusionary units shall not be different than other units in the housing development of which they are a part; and inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development. Offer priority for occupancy of the inclusionary units to seniors and those who work in Lafayette. Responsibility: Planning Division Financing: Residential developers Scheduling: June 2003	Progress: Underway. Draft components of the inclusionary housing ordinance were submitted to and approved by the Planning Commission and City Council on October 9th, 2008. Staff is drafting an ordinance. Effectiveness: High. Appropriateness: Continue with the program.
Program H-5.1.2: Fast-Track Processing: Provide fast track processing for projects with affordable housing. Fast track processing means giving projects with affordable housing units a priority over other non-public health and safety related projects in the processing and review by City staff. It does not mean eliminating any of the City's regular public notice and hearings or other project review procedures. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Ongoing. The Eden Housing project was fast tracked. Effectiveness: High. Appropriateness: Continue with the program.

Program H-5.1.3: CEQA Process: Follow CEQA procedures to expedite permit processing for all development, including a) encouraging preliminary project review by staff and b) considering the use of mitigated negative declarations, focused EIR's and other procedures where appropriate. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Development projects are reviewed for compliance with CEQA. Most infill housing projects in the neighborhoods receive categorical exemptions. Projects in the Downtown have been approved with mitigated negative declarations. Effectiveness: High. Appropriateness: Continue with the program.
Program H-5.1.4: Review the Zoning Ordinance, Review the Zoning Ordinance and consider revisions to the following governmental constraints on the development of housing: a) Require parking standards for multi-family uses in commercial zoning districts consistent with the MRA zoning district. b) Review the MRA district's FAR requirements for revision, or possible elimination. *This change will affect not only the MRA district, but will also serve as a guide for considering multi-family developments in commercial districts.* c) Delete the FAR requirements for residential use in the MRO district. d) Consider the strict regulation of the conversion of existing multiple family residential units in the C, C-1, SRB, and RB Zoning Districts. e) Provide residential parking requirements for the APO zoning district and other zoning districts that do not have residential parking requirements. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Not completed. Effectiveness: Unknown. Appropriateness: This program has been added to the new element.

Policy H-5.2 Public Participation: Encourage and support public participation in the formulation and review of the City's housing and development policies.

Policy H-5.3 Annual Review of Housing Chapter Implementation: Provide for annual review by the Planning Commission and City Council of progress in implementing the Housing Chapter.

Program H-5.3.1: Annual Report: Prepare an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs. Responsibility: Planning Division Financing: City Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)	Progress: Ongoing. Effectiveness: Moderate. Appropriateness: Continue the program.
Program H-5.3.2: Demographic Information: Update demographic information as the complete results of the 2000 Census, and other data, become available. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Ongoing. Effectiveness: Moderate. Appropriateness: Continue to update data.

Environmental Strategy
Tasks

	Task	Status
	2007	
1	Establish baseline levels for current residential water and energy use and solid waste generation, and water quality in creeks, and establish targets and milestones.	Staff is working within ICLEI's program for Contra Costa cities and County to produce emission baselines for 2005 for energy use, waste generation, and vehicles. Water use and water quality will be developed later. See discussion below about ICLEI's program.
2	Establish baseline level for the community's use of public transportation, and establish targets and milestones for increasing this level.	This baseline will be developed later after the ICLEI program is completed.
3	Investigate and make recommendations to the City Council regarding the programs of ICLEI – Local Governments for Sustainability, including those within Contra Costa County.	The City Council approved membership in ICLEI in July 2007, and we are participating in its Contra Costa program.
4	Investigate and make recommendations to the City Council regarding the U.S. Mayors Climate Protection Agreement.	The City Council authorized the Mayor in November 2007 to endorse the Agreement. We are now listed on the US Mayors website: http://www.usmayors.org/climateprotection/map.asp
5	Assist City staff to initiate the development of City guidelines and incentives for sustainable building practices and a green building ordinance.	The Task Force has discussed a green building program, and they are very supportive. More discussion is below.
6	Organize an annual Earth Week and associated Earth Day Event to enhance environmental awareness and allow residents to network and learn about environmental services and organizations.	A Task Force sub-committee in conjunction with the Chamber hosted the first Earth Day event in 2006. The sub-committee worked with Sustainable Lafayette to host the second event in 2007. The same group is to developing the plans for the 2008 event, which will be held at Stanley Middle School on April 18.
7	Investigate and make recommendations to the City Council regarding the development and implementation of sustainable procurement practices for City supplies and materials.	A memorandum describing suggested sustainability practices for City Offices is attached to this staff report.
8	Encourage businesses to recycle, reduce packaging, close doors when heating or air conditioning is on, and use energy efficient lighting.	The Chamber of Commerce has formed a green committee, and Task Force and Sustainable Lafayette members have expressed an interest in working with this committee on a green business program.
	2008	
9	Develop and implement programs to meet established targets and milestones for residential water and energy use and solid waste generation and water quality in creeks.	Staff is participating in ICLEI's program for Contra Costa cities and County to produce emission baselines for 2005 for energy use, waste generation, and vehicles. More discussion about the status of this program is below.
10	Develop and implement a program to meet established targets and milestones to increase the community's use of public transportation.	This baseline will be developed later after the ICLEI program is completed.
11	If acted on by the City Council, begin follow-up to Council's actions on U.S.	This task is being met through the ICLEI program.

	Task	Status
	Mayors Climate Protection Agreement programs and/or ICLEI programs.	
12	Assist City in the completion of guidelines and incentives for sustainable building practices and the adoption of a green building ordinance.	One of the Council's adopted 2008/2009 goals is: *Develop a green building program.* More discussion is below.
	2008-2010	
13	Promote programs that encourage reuse and increase recycling among businesses, residents, community organizations, and schools and other service providers.	To be done.
14	Investigate and make recommendations to the City Council regarding the purchase of hybrid and/or other fuel-efficient vehicles for City use.	The City rarely purchases new vehicles. But the Police Chief's new car is a hybrid (the first hybrid police chief's car in California), and new Code Enforcement vehicle is fuel-efficient.
15	Through the City and/or schools, establish a local California Native Plant Garden and educate the community about drought tolerant plants and drip irrigation.	The Lafayette School District Board recently approved the construction of a garden at Springhill.
16	Publicly recognize businesses, residents, community organizations, and schools and other service providers that model environmental stewardship.	In October 2007, the City Council approved co-sponsoring with Sustainable Lafayette a Green Award program. The first awards will be presented at the April 14, 2008 City Council meeting.
17	Encourage the use of non-polluting household, work-related and garden products and Integrated Pest Management programs.	To be done.
18	Develop and provide pamphlet "Your Watershed Responsibilities as a Homeowner in Lafayette" to all homeowners.	To be done. The Creeks Committee is working on this as a project.
19	Recommend to the City Council an annual budget for watershed monitoring of pollutants.	To be done.
20	Educate the public about the difference between native and potentially invasive plants, particularly near creeks.	To be done.
21	Investigate and make recommendations to the City Council regarding 25 mph electric vehicles within a certain perimeter.	To be done.
22	Investigate and make recommendation to the City Council regarding imposing limits on use of gas powered leaf blowers and encouraging the use of electric lawn mowers.	To be done.
23	Investigate and promote opportunities for Lafayette consumers to purchase local and regional organic produce, such as a local farmers' market.	To be done. This subject may also arise during the Downtown Strategy process.
24	Plan an environmental speaker series for the Senior Services Center and other groups.	To be done.
25	Have a regular space in the *Sun* for environmental information and consumer advice.	To be done.

APPENDIX B: INVENTORY OF VACANT AND UNDERDEVELOPED SITES

Site	APN	Area	Mathematical Capacity	ELI	VLI	LI	MOD	ABOVE MOD	TOTAL Realistic Capacity	Included in previous Element	Distance to grocery store	Distance to BART	Site Conditions/Notes
1	241-010-022,023,029	0.73	26					15	15	Y	0.45	0.65	Hilly site; adjacent to multi family; realistic capacity factors in difficult site constraints
2	241-010-024,033,034,040	2.46	86					65	65	N	0.35	0.58	Level site. City originally approved an 80 unit project which was reduced to 65 at the developer's request. 18 affordable units to be provided off site in existing apartment complex.
3	241-050-006,007,017,018	0.95	33	4	4	8	9		25	Y	0.25	0.47	Level site. Adjacent to multi family; realistic capacity assumes mixed use development
4	241-020-013,014,015	2.38	83	11	11	14	14		50	Y	0.07	0.25	Level site, backs up to the aqueduct ROW. Realistic capacity assumes mixed use development
5	241-030-002,003,004,031	1.50	53	6	6	10	13		35	Y	0.07	0.30	Level in front, drops down in the rear. Adjacent to multi family and offices; realistic capacity takes advantage of topography and assumes mixed use development
6	243-040-035	1.47	52				8	67	75	Y	0.25	0.00	Level site. KB Home in contract to buy property which is governed by a development agreement; remaining portion of a PUD and its balance of unit capacity
7	243-150-017	0.38	13					10	10	N	0.19	0.19	Small level site. Located near apartments and offices; realistic capacity takes into consideration site conditions
8	243-180-016, 243-210-013,014,015,016,004	2.26	79	10	10	15	15		50	N	0.35	0.22	Level site in rear bounded by creek; contains mature oak trees. Land slopes up towards Moraga Road. Realistic capacity takes into consideration site conditions
9	234-041-001	2.38	83	13	13	17	17		60	Y	0.45	0.54	Flat site; bounded on three sides by roads and fourth by creek. Southern end of the downtown; realistic capacity takes into consideration site conditions
10	243-222-013,014,015,016,017	0.99	35					15	15	N	0.12	0.35	Site bounded by creek on south side. Existing senior housing project south of creek; realistic capacity assumes mixed use development
11	243-232-010,011,012,013	0.76	27					15	15	Y	0.28	0.52	Flat site, narrow depth of lots -- multi family to the west; realistic capacity assumes mixed use development

Site	APN	Area	Mathematical Capacity	ELI	VLI	LI	MOD	ABOVE MOD	TOTAL Realistic Capacity	Included in previous Element	Distance to grocery store	Distance to BART	Site Conditions/Notes
12	243-221-002.003,012,020	0.80	28	5	5	5	5		20	N	0.16	0.41	Change in topography between Golden Gate Way and Mt. Diablo Blvd. New library building to the east; realistic capacity assumes mixed use development
13	243-231-009,010,021, 243-231-022	1.49	52	8	8	10	6		32	Y	0.23	0.48	Change in topography between Golden Gate Way and Mt. Diablo Blvd. Upper portion on Mt. Diablo Blvd. is flat. Realistic capacity assumes mixed use development
14	243-011-016,030,042,056	0.90	32	5	5	7	8		25	Y	0.32	0.57	Slight change in topography. Adjacent to multi family; realistic capacity assumes mixed use development
15	233-040-013,014,015,016,028,029	1.20	42	5	5	10	10		30	Y	0.32	0.57	Flat site adjacant to multi family. Parcels were assembled and purchased by a senior housing developer in 2007; realistic capacity assumes mixed use development
16	233-040-006,007,035,026,027	1.30	46	6	6	10	10		32	N	0.40	0.60	Linear site; significant rise in topography from south to north and can be used to increase the number of units. Multi family to the west; realistic capacity assumes mixed use development
17	233-040-024,039	1.03	36	5	5	7	8		25	N	0.40	0.60	Level site. Adjacent to multi family (Eden); realistic capacity assumes mixed use development
18	233-040-038	0.80	28	10	16	20			46	N	0.46	0.68	Level site. Approved for 46 unit affordable senior project using State density bonus by Eden Housing
19	233-021-011,012,017	0.61	21					15	15	N	0.60	0.87	Hilly site. Adjacent to residential; realistic capacity takes into consideration site conditions
20	233-022-003,004,005,006	0.81	28					15	15	N	0.73	0.92	Level site. Realistic capacity assumes mixed use development
21	233-131-020,022	2.00	70			1	2	15	18	N	1.27	1.52	Hilly site; approved for 18 condominiums
		27.20	**953**	**88**	**94**	**134**	**125**	**232**	**673**				
			RHNA	**57**	**56**	**77**	**80**	**91**	**361**				